



**CONVENE:** Chair Jimenez convened the Regular Meeting of the Monrovia Development Review Committee on Wednesday, May 17, 2023, at 4:00 p.m. In attendance were Planning Division Manager Sheri Bermejo, Associate Planner Vincent Gillespie, Planning Technician Brenda Quezada, Code Enforcement Officer Krystina Livraga, and Administrative Assistant April Kea.

**ROLL CALL:** In attendance were Committee members Community Services Director Tina Cherry, Public Works Director Alex Tachiki, Fire Chief Jeremy Sanchez, Police Chief Alan Sanvictores, and Community Development Director Craig Jimenez.

**APPROVAL OF MINUTES:** It was moved by Committee member Sanvictores, seconded by Committee member Tachiki to approve the minutes of the May 3, 2023 meeting. The motion carried unanimously with a 5-0 vote.

**PUBLIC INPUT:** None

**PUBLIC HEARINGS:**

**PH-1 Appeal APL2023-0001  
303 Highland Place, Stephanie Meyer, Resident**

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Development Review Committee regarding whether the plan met the current zoning standards.

Chair Jimenez opened the public hearing.

Public Input:

1. Stephani Meyer, Monrovia resident of 307 Highland Place, spoke regarding her reasons for appealing, which include a lack of compliance with Monrovia Municipal Code §17.12.005(F)(3) and (4), the absence of appropriate plans, and a Brown Act violation.
2. Edward Magluyan, Monrovia resident of 303 Highland Place, spoke about his family's need for additional space, willingness to comply with all City codes, adjustments made to the plans in consideration of Stephanie Meyer's concerns, and requested consideration of their project investments.
3. Stephanie Magluyan, Monrovia resident of 303 Highland Place, referenced other two-story homes in their neighborhood, including the one at 265 Highland Place.
4. Stephanie Meyer, Monrovia resident, responded by speaking about the skewed nature of the development process, wherein deciding bodies tend to side with developers at the expense of neighbors.

Chair Jimenez closed the public hearing.

The Committee discussed various aspects of the appeal, including the reason for forwarding the application to the Planning Commission due to Development Review Committee Chair Craig

Jimenez being the review and approval body for phases one and two of the project during the COVID-19 Pandemic in accordance with Government Code Section 54953(e).

**Following discussion, it was moved by Committee member Tachiki, seconded by Committee member Sanvictores, to forward APL2023-0001 to the Planning Commission. The motion carried unanimously with a 5-0 vote.**

#### **ADMINISTRATIVE REPORTS:**

**AR-1 Major Determination MAJD2023-0002  
306 South Myrtle Avenue, Makers & Clay (Kyle Hart and Marcus Mam), Applicant  
(Continued from May 3, 2023)**

Planning Division Manager Sheri Bermejo informed the Committee that the applicant submitted a request to continue the meeting in order to continue to gain clarity regarding their lease agreement with the owner of the property. This item was continued to the next Development Review Committee meeting on June 7, 2023.

**Following discussion, it was moved by Committee member Tachiki, seconded by Committee member Sanvictores, to continue MAJD2023-0002 to the June 7, 2023 Development Review Committee meeting. The motion carried unanimously with a 5-0 vote.**

**AR-2 Advisory Review AR2023-0006  
419 South Myrtle Avenue, City of Monrovia, Applicant**

Code Enforcement Officer Krystina Livraga presented the staff report to the Development Review Committee.

Chair Jimenez opened and closed the public input portion, as there was no one present who wished to speak on the item.

The Committee discussed various aspects of the review and expressed their contentment with London Gastropub's good operating practices over the last review period.

**Following discussion, it was moved by Committee member Cherry, seconded by Committee member Sanvictores, to discontinue the 90-day progress review of AR2023-0006. The motion carried unanimously with a 5-0 vote.**

**AR-3 Advisory Review AR2023-0004  
1235 Norumbega Drive (City Water Reservoir Site), Smart Link on behalf of AT&T  
(Chris Doheny), Applicant**

Planning Division Manager Sheri Bermejo presented the staff report and answered questions of the Development Review Committee regarding the proposed faux tree materials. Specifically, it was noted that the materials reflect a pine tree appearance instead of a eucalyptus tree.

#### **Public Input:**

1. Chris Doheny, applicant, noted the need to update the materials board with materials that are more reflective of a eucalyptus tree for the Planning Commission hearing.

Chair Jimenez closed the public input portion, as there was no one else present and no written comments were received pertaining to the item.

The Committee discussed various aspects of the application and asked additional questions of staff.

**Following discussion, it was moved by Committee member Cherry, seconded by Committee member Tachiki, to recommend approval of AR2023-0004 with conditions to the Planning Commission. The motion carried unanimously with a 5-0 vote.**

**AR-4 Miscellaneous Review MISC2023-0014  
405 Genoa Street, Jason Yen, Applicant**

Assistant Planner Vincent Gillespie presented the staff report to the Development Review Committee.

Chair Jimenez opened and closed the public input portion, as there was no one present who wished to speak on the item.

**Following discussion, it was moved by Committee member Sanvictores, seconded by Committee member Sanchez, to approve MISC2023-0014 as presented. The motion carried unanimously with a 5-0 vote.**

**AR-5 Sign Review SIGN2023-0015  
314 South Myrtle Avenue, Machan Sign Company (Ryan Ybarra), Applicant**

Assistant Planner Vincent Gillespie presented the staff report to the Development Review Committee.

Chair Jimenez opened and closed the public input portion, as there was no one present who wished to speak on the item.

**Following discussion, it was moved by Committee member Sanchez, seconded by Committee member Tachiki, to approve SIGN2023-0015 as presented with standard conditions. The motion carried unanimously with a 5-0 vote.**

**AR-6 Miscellaneous Review MISC2023-0013  
812 East Lime Avenue, Sarkis Bekmezian, Applicant**

Planning Technician Brenda Quezada presented the staff report to the Development Review Committee.

Chair Jimenez opened and closed the public input portion, as there was no one present who wished to speak on the item.

**Following discussion, it was moved by Committee member Cherry, seconded by Committee member Sanvictores, to approve MISC2023-0013 as presented. The motion carried unanimously with a 5-0 vote.**

Chair Jimenez stated for the record that the actions of the Development Review Committee may be appealed to the Planning Commission if filed in writing within ten days.

**REPORTS FROM STAFF:** None

**ADJOURNMENT:** Chair Jimenez adjourned the meeting at 5:01 p.m.

APPROVED:

ATTEST:

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Craig Jimenez, AICP, Chair  
Monrovia Development Review Committee

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Sheri Bermejo, Secretary  
Monrovia Development Review Committee